

NOTICE OF ACCELERATION AND DEMAND FOR PAYMENT

Date: [Insert Date]

TO:

[Borrower Name]
[Borrower Address]
[City, State, Zip Code]

RE:

Property Address: [Insert Property Address]
Loan/Note Number: [Insert Loan Number]
Original Note Date: [Insert Date of Original Note]

Dear [Borrower Name],

This letter serves as formal notice that you are in default of your obligations under the Promissory Note and Mortgage/Deed of Trust referenced above. Specifically, you have failed to make the required monthly payments starting from the payment due on [Date of first missed payment].

Pursuant to the terms of your agreement, the Holder of the Note has elected to **ACCELERATE** the maturity of the entire unpaid balance of the loan. As of the date of this letter, the total amount due and immediately payable is as follows:

- Principal Balance: \$[Amount]
- Accrued Interest: \$[Amount]
- Late Charges: \$[Amount]
- Fees and Costs: \$[Amount]
- **TOTAL AMOUNT DUE: \$[Total Amount]**

Demand is hereby made for the immediate payment of the Total Amount Due. Please submit your payment via [Certified Funds/Wire Transfer/etc.] to the following address no later than [Deadline Date]:

[Payee Name/Company]
[Payment Mailing Address]
[City, State, Zip Code]

Failure to pay the full amount demanded by the deadline stated above will result in the immediate commencement of legal proceedings to protect the Holder's interest. This may include, but is not limited to, the initiation of foreclosure proceedings against the property securing the Note.

If you have any questions or believe this notice was sent in error, please contact [Contact Name/Department] at [Phone Number] immediately.

Sincerely,

[Signature]

[Printed Name of Note Holder or Authorized Agent]

[Title]